

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting September 19, 2013 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Commissioner David Lahousse
Vice Chairwoman Bernadette Rochefort
Commissioner Sally Anthony
Commissioner Roger Bouchard
Commissioner Theresa Corbeille

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Michael Murphy
Finance Director Steven Mariano
Commissioner Charles Baldelli - Absent
Commissioner Janet Lemieux – Arrived 4:33

2. Good and Welfare for the Audience – None
3. Good and Welfare for the Commissioners
4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of August 15, 2013. A motion was made by Commissioner Bouchard and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of August 2013. A motion was made by Commissioner Corbeille and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

6. Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority, A - C. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Corbeille and seconded by Chairman Lahousse.

The Director submitted his report as written, commenting that it was a pleasure to accept the Nan McKay Pioneer in Housing Award in San Diego on behalf of the WHA. The Director acknowledged and thanked the many associated with the assisted living dream becoming a reality including the current Board as well as past Board members who were supportive of the idea. Presently there are 37

residents at St. Germain Assisted Living with 5 others in processing. The Director also commented on a recent bulletin from HUD announcing a \$15 million grant for assisted living in multi-family units. The grant, however, is not available to public housing. The Director noted that he plans to explore the possibility of working with United Methodist Elder Care and a grant writer to see if there is a possibility of obtaining some of that grant money either for a four-season room, or to develop additional units for assisted living.

The Chairman asked for an update on the overage amount at the Veteran's Memorial rehabilitation project. According to the Deputy, the current overage amount is \$43,333, the project is more than halfway through, and most of the problems have been encountered. The Director said he will keep the Board apprised. The Chairman asked what the specific unforeseen overages were; the Deputy said unsuitable soil, rotted sub-flooring, rotted plywood, lead abatement, additional insulation, and a change in the relocation of the electrical service panel.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7A. Report of the Deputy Director

Chairman Lahousse asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

(Commissioner Bouchard was excused briefly.)

The Deputy submitted his report as written, highlighting the Choice Neighborhoods Development planning grant. There is a bus trip to Boston on September 30th to see a similar project that is complete. Commissioners are welcome to attend. Choice Neighborhoods will be soliciting for a developer. Any commissioner who wishes to participate on the selection committee may do so. Choice Neighborhoods will be at the October 10 WHA Board Meeting to present an update on the planning grant.

Commissioner Anthony asked the Deputy about the energy work being performed by RISE at Veteran's Memorial and Morin Heights. The Deputy clarified that there is no charge to the WHA.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Corbeille
Commissioner Lemieux

7B. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Anthony and seconded by Chairman Lahousse.

(Commissioner Bouchard returned.)

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

8. Report of Committees – None

9. Unfinished Business - None

10. New Business

- A. The Chairman asked for a motion to accept Resolution # 1120: Authorization to donate old maintenance equipment to the City. A motion was made by Commissioner Lemieux and seconded by Vice Chairwoman Rochefort.

Commissioner Anthony asked about the condition of the items to be donated. The Deputy said some is in working condition, but obsolete to the WHA; some can be used just for parts.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- B. The Chairman asked for a motion to accept resolution Resolution #1121: Contract awards of \$100,000 or more to be brought before the Board for approval.

A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

Chairman Lahousse made a motion to table this item until some research on RI State vs. HUD procurement procedures can be conducted. The motion was seconded by Commissioner Anthony.

Commissioner Lemieux asked what the current policy is. Attorney Murphy responded everything over \$100,000 goes out to bid, but does not require Board approval. The Director commented that no other RI public housing authorities follow state procurement. Commissioner Lemieux asked what triggered the request for resolution. The Deputy responded that the Chairman had some questions and wants clarification. Vice Chairwoman Rochefort asked if the Board gets to see the bidders; the Director said if that is the Board’s pleasure, he will provide that information. There was some further discussion about the criteria used in the selection process. Commissioner Anthony asked the difference in amounts for federal vs. state; Attorney Murphy answered \$5,000 vs. \$100,000.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- C. The Chairman asked for a motion to enter into Executive Session as per RIGL 42-46-5 (a) (2) for work sessions pertaining to collective bargaining. A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- D. The Chair asked for a motion to seal the minutes in accordance with RI Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Corbeille and seconded by Vice Chairwoman Rochefort at 6:37 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director